

Applicant: Steven J. & Dawn R. Shaver

Agent: Arch +Plan Land Use Consultants, L.L.C.

Location: 18200 I-40 W. Frontage Rd. SW

Property Size: Approximately 7.23 acres

Existing Zone: A-1

Proposed Request: Special Use Permit for Specific Use for Self-Storage & Truck/Trailer Storage (RV)

Recommendation: Deferral



Summary: This is a request for a Special Use Permit for Specific Use for Self-Storage & Truck/Trailer Storage (RV) on a vacant 7.23-acre parcel located on the S. Frontage Road, on the south side of I-40 approximately three (3) miles west of Paseo Del Volcan.

Staff Planner: Adella Gallegos, Associate Program Planner

- Attachments:**
1. Application
 2. Land Use Map
 3. Petition of Support
 4. Site Plan (Commissioner's Only)

Bernalillo County Departments and other interested agencies reviewed this application from 12-15-09 to 1-11-10. Agency comments are verbatim and were used in preparation of this report, which begin on page 12.

AGENDA ITEM NO.: 15
County Planning Commission
February 3, 2010

CSU-20100004 Arch & Plan Land Use Consultants, agent for Steven J. & Dawn R. Shaver, requests approval of a Special Use Permit for Specific Uses for Self-Storage and Truck & Trailer (RV) Storage on Tract 200A, West of Westland, located at 18200 I-40 West Frontage Road, zoned A-1, and containing approximately 7.23 acres. (M-2)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

Site	Zoning	Land Use
	A-1	Vacant
North	A-1 with Special Use Permits for a Softball Fields & Liquor Store, a Liquor, Overnight Campground (RV Park)	Baseball fields and vacant land
South	A-1	Vacant
East	A-1	Vacant
West	A-1	Mobile Home, Dwelling and vacant land

BACKGROUND:

The subject site is located on the south side of the Frontage Road, approximately three miles west of the Central and I-40 Interchange. The 7.23-acre parcel is vacant property. The applicant anticipates development of self-storage units and RV parking facility that will also include an office, caretaker residence and a 5500 sq. ft. indoor storage building. The development is proposed to occur in four separate phases (See Page 6 of 7 of Site Development Plan). Phase 1, and possibly Phase 2, to commence within a timely manner upon approval with the remaining phases to occur upon demand.

Request Justification

The applicant's response to Resolution 116-86 mentions that this particular location is not conducive to A-1 zoning and has become more mixed in character. The applicants contends that this request is more advantageous to the community in that it is consistent with policies found in adopted plans and that the location will facilitate a viable development in an area that has an established need for this type of service.

Surrounding Land Use and Zoning

The subject site is surrounded with A-1 zoning, predominately vacant, with the exception of a residential dwelling and mobile home (ZA-50094) to the west of the subject site and the remnants of a baseball field on the north. The baseball field site has a Special Use for Baseball Fields and a Liquor Store (CSU-83-17); however, it does not appear to reflect any current activity has occurred on the site for quite some time.

There are also a number of mixed commercial/industrial uses that exist in the general vicinity of the site. These uses include a radio antenna tower 1195 feet away, a weather radar station ½ mile approximately, RV boat/trailer storage that is about ½ mile away, contractor's yards, an asphalt batching plant over ½ mile away and a number of other uses both north and south of the I-40 Interchange. It appears that the general area has begun to change towards trends of travel related, heavy commercial and light industrial uses and away from agricultural uses.

There are also numerous Special Use Permits that have been approved for a variety of commercial/industrial uses both north and south of the I-40 Interstate. A number of Special Use Permits approved for properties located north of the I-40 Frontage Road are not yet in the development stage. The following ten Special Use Permits that were approved in close proximity to the subject site: (1) A Contractor's Yard (CSU-60040) approved by the Board of County Commissioners (BCC) on November 28, 2006; (2) An Asphalt Batching Plant and Contractor's Yard approved by the BCC on August 22, 2006; (3) A Technical Operations (weather radio station-KOAT TV) approved by the BCC on November 28, 2006; (4) A Trailer (Boat & RV) & Storage & a mobile home for a watchman/caretaker (CZ-30017) approved by the BCC on October 29, 2003 (5) Baseball Fields & Liquor Store (CSU-83-17) approved by the BCC on April 18, 1983; (6) A Liquor Store (CSU-75-71) approved by the BCC on July 15, 1975; (7) An Overnight Campground (RV Park) (CSU-50005) approved by the BCC on February 24, 2005; (8) A Utility Facility (Electrical Substation); and, (10) A Radio Tower Antenna and Collocated Wireless Telecommunications Facility (Antenna at 280 ft) (CSU-40008) approved by the BCC on May of 2004.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

This site is situated in the Reserve Area as designated by Albuquerque/Bernalillo County Comprehensive Plan. The Goal of this area is to allow opportunity for future development of high quality, mixed use, largely self-sufficient planned communities, bounded by permanent open space, in appropriate outlying areas, and to protect the non-urban metropolitan areas as rural unless such planned communities are developed.

Policy 2.c states that “Development within Reserve Areas shall take place either in accordance with an approved planned community master plan (up to three dwelling units per acre), or in accordance with the standards applicable to Rural Areas.”

Policy 2.d states that “A planned community master plan approved in accordance with this section and more specific development criteria shall serve to implement the Comprehensive Plan. A planned community master plan shall not be approved if it fails to demonstrate its own sense of place, self-sufficiency, environmental sensitivity, separation from the contiguous Albuquerque urban area by permanent open space and the provision of infrastructures which is not a net expense to the local government(s).”

Policy 3.g, Rural Area, states that “The following policies shall guide industrial and commercial development in Rural Areas:

- . Small-scale, local industries which employ few people and may sell products on the same premises are the most desirable industrial use.
- . Mineral extractions should be discouraged in highly scenic or prime recreational, agricultural or residential areas.
- . Where mineral extractions and industrial development occurs, noise and pollution levels should be regulated and restoration of the land should be required.
- . Neighborhood and/or community-scale rather than regional-scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.”

Policy 6 Economic Development Goal is to achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.”

Policy 6.a. states, “New Employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to the areas of most need.”

Policy 6.b. states, “Development of local business enterprises as well as the recruitment of the outside firms shall be emphasized.”

Policy 6.g states, “Concentrations of employment and Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.”

West Side Strategic Plan

The subject site is located in the Far West Mesa Future Communities area of the West Side Strategic Plan. "It is envisioned as a future growth area capable of developing as 3-5 separate planned communities, but its capacity is not need in the next 50 years of growth in the metropolitan area."

Policy 3.74: Bernalillo County shall enforce the existing regulations requiring any development within the Far West Mesa area to be developed as Planned Communities. It is the intent of this Plan that this area not develop until all other Communities on the West side area substantially built out, which may not be foe more than 50 years.

Southwest Area Plan

The subject site is located in Residential Area 1 of the Southwest Area Plan.

Policy 6 states, "As development occurs in the Plan area, provision shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil Conservation Service Zone 3 & 4 to protect Zone 5.

Policy 19 states, "Development in non-programmed areas where sewer, water and roads do not exist, shall not be approved unless it can demonstrate that it poses "no net" expense to the local government with respect to existing public works, education and transportation infrastructure, as well as basic health, safety and general welfare services.

Policy 29 states, "The County and City shall stabilize residential zoning and land use in the Plan Area.

- d) Encourage C-2, M-1 and M-2 uses in the area located south of Woodward and east of Second Street; and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary employment.

Policy 32 states, "The areas located between I-25 and Second Street and the area south of I-40 and west of Paseo Del Volcan shall be used as primary employment because of their location to transportation facilities (rail and highway)."

Policy 46 states, "Balance economic development and quality of life for existing communities as well as for newly developed areas."

Policy 50 states, "Emphasize job creation and expansion of employment opportunities for the residents of the Southwest Area Plan."

Bernalillo County Zoning Ordinance

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other Master Plans and amendments thereto including privately developed area plans which have been adopted by the Board of County Commissioners.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. An error in the original zone map.
 - 2. Changed neighborhood conditions, which justifies a change in land use or
 - 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Section 18. Special Use Permit Regulations.

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:
1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
 2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
 3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
 4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

Section 19: Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a residentially zoned property, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

- A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.
1. Sites of one acre or less:
 - a. There shall be a landscaped setback along all streets of no less than ten feet.

- b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
 - c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.
- 2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.
- B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single-family residential use, except for those sides abutting public right-of-way.
- C. The Zoning Administrator may approve an alternate landscaping plan which locates the buffer landscaping away from the residential/nonresidential boundary if he finds that:
 - 1. Noise, lighting and sight buffering of the residential zone can be accomplished at least as well with the alternate plan.
 - 2. The alternate landscaping plan does not result in less landscaped area than would have been required with the normal six-foot landscaping strip; and
 - 3. There is a solid wall or fence at least six feet high along all segments of the residential/nonresidential boundary which does not have the standard buffer landscaping strip.
- D. The landscaped buffer between residential and office, commercial, industrial, and multifamily residential uses shall consist primarily of trees 1 1/2-inch minimum caliper, measured at two feet above ground level, and/or shrubs, five gallon minimum size. The trees or shrubs shall form a largely opaque screen. However within a clear sight triangle, the trees or shrubs shall be maintained to a height of no higher than three feet.
- E. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.
- F. The landscaping strip shall not eliminate the requirements for a six-foot fence or wall if parking is adjacent to the landscaping strip.
- G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.
- H. Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed in accordance with the Landscaping and Buffer Landscaping Regulations Section of this ordinance, shall be made to conform with this regulation within two years due to the amendment of the map or text of this ordinance.

ANALYSIS:

Surrounding Land Use and Zoning

The subject site is surrounded with A-1 zoning, predominately vacant, with the exception of a residential dwelling and a mobile home (ZA-50094) to the west of the subject site and the remnants of a baseball field on the north. The baseball field site has a Special Use for Baseball Fields and a Liquor Store (CSU-83-17); however, it does not appear to reflect any current activity has occurred on the site for quite some time.

There are also a number of mixed commercial/industrial uses that exist in the general vicinity, ranging from 1/5 to over 1/2 mile from the site. These uses include a radio antenna tower, a weather radar station, RV boat/trailer storage, contractor's yards, an asphalt batching plant and a number of other uses both north and south of the I-40 Interchange. It appears that the general area has begun to change towards trends of travel related, heavy commercial and light industrial uses appears to make the agricultural uses less appropriate for this area.

Plans

This request appears to facilitate the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan in that the subject site is located in an area that allows for future development of mixed use. This request land use will be a locally owned development that promotes the creation of jobs and services and that will benefit area residents through community reinvestment.

Zoning Ordinance

The Bernalillo County Zoning Ordinance allows the proposed request through approval of Special Use Permits. It appears this request is consistent with Resolution 116-86 in that there have been changed community conditions in the general vicinity that are of a commercial/industrial nature and consistent with the requested use. Section 18.B.32.a. of the Zone Code requires that the owner/applicant provide evidence that unique conditions exist that justify this request and that there is substantial support from neighborhood residents or owners. According to the agent, frontage road usage and the existence of a blanket Special Use Permit are noted as being unique conditions in justifying a change in land use which may need to be clarified.

Site Plan

The site plan reflects the development of the entire site; however, sheet 6 of 7 reflects that development is to occur in phases. The application does not reflect a timeline for the development of the entire site; however, after speaking to the agent, construction of Phase I and possibly Phase 2 is anticipated to occur shortly upon approval with the remaining phases to be developed upon demand. The entire site is to be developed as reflected on the submitted site plan.

Agency Comments

The Public Works Division has noted that a 20 foot clearance on each side of the key pad entry to the storage units will be required. The Office of Environmental Health has also noted that because the request is of a commercial nature, the well site will be required to be moved approximately 70 feet west of its proposed location.

Analysis Summary

Zoning	
Resolution 116-86	Consistent with Resolution 116-86 in that there exists changed community conditions towards a mixture of commercial/industrial uses in the general vicinity of the subject site.
Section 18.B.32.a	Required substantial support submitted; unique conditions may need clarification
Plans	
Comprehensive Plan	The request fulfills goals of the Albuquerque/Bernalillo County Comprehensive Plan of encouraging locally owned and operated industry to provide services and reduces the need to travel.
Southwest Area Plan	Consistent with Policy 43 in that the proposed use is locally owned and will benefit Area Plan residents through community reinvestment efforts and provide a beneficial service that would be advantageous to the community.
Other Requirements	
Environmental Health	Relocate well site approx. 70 feet to the west
Public Works Division	20 foot clearance on each side of the key pad entry to storage unit area

Conclusion

The applicant is requesting a Special Use Permit for self-storage units and RV parking facility. The subject site is located in an area that has begun to change towards trends of travel related facilities, heavy commercial and light industrial uses thereby making A-1 zoning less appropriate.

The subject site is located in the Reserve Area of the Comprehensive Plan and the Southwest Area Plan. The proposed request appears to facilitate the Plans in that the requested land use will be located in an area that allows for future development of mixed use. The requested land use will be a locally-owned development that would provide a service beneficial to the community and benefit area residents through community reinvestment. The request does not appear to be in significant conflict with Resolution 116-86 in that there has been changed community conditions in the general vicinity that are of a commercial/industrial nature that may justify this request. The proposed land use is somewhat less intense than a number of the commercial/industrial uses already existing in the general vicinity of the subject site and would not appear to create a significant impact on adjacent properties.

Section 18.B.32.a. of the Zone Code requires that the owner/applicant provide evidence that unique conditions exist that justify this request and that there is substantial support from neighborhood residents or owners. The applicant has submitted support from the property owners that reside to the west of the subject site and there has not been any opposition submitted. The application notes unique conditions exist in that the subject site shares an interstate frontage to other commercial uses and has a blanket Special Use Permit for Drilling and Production of Hydrocarbons making it difficult to maintain the underlying zoning. The unique condition of sharing usage of an interstate frontage road and the existence of a blanket Special Use Permit making it difficult to maintain the underlying zoning may not appear to be a unique condition in justifying a change in land use; however, a deferral may be in order in that the Commission may want to review the unique conditions submitted and have the applicant elaborate.

RECOMMENDATION:

Staff is recommending Deferral of CSU-20100004.

Adella Gallegos,
Associate Program Planner

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

1. Upon development, permit applications shall be submitted to BCOEH for proposed well and wastewater systems.
2. As per discussion with Agent (Arch & Plan- Derrick Archuleta) RV dump station shown on site plan will no longer be pursued. Final site plan to be modified to eliminate dump station.

Fire:

Required access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The required width of a apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy.

Approved numbers or addresses shall be placed on all new and existing building in such a position as to be plainly visible and legible from the street or road fronting the property and shall contrast with their background. Numerics shall be a minimum of 4 inches in height.

Upon development the owner and/or developer shall ensure that all buildings built or moved on to the property be protected by an automatic/manual fire alarm system.

Required alarm systems shall be designed by a N.I.C.E.T. level three or greater and forwarded to the Fire Prevention Bureau prior to installation.

A certificate of Compliance for the fire alarm system shall be prepared for each system and forwarded to the Bernalillo County Fire Prevention Bureau.

Upon development the owner and/or developer shall ensure that all building built or moved on to the property meet the automatic fire sprinkler requirements of the Bernalillo County Fire Code and the Bernalillo County Fire Marshal.

An automatic fire sprinkler system shall be approved and:

Approval pending the review and/or approval of the automatic fire sprinkler system.

A certificate of compliance for the automatic sprinkler system shall be prepared and forwarded to the Bernalillo County Fire Prevention Bureau prior to occupancy.

Upon development the property owner and/or developer shall ensure that the fire flow requirements of the Bernalillo County Fire Code and the Bernalillo County Fire Marshal are met.

Approval and/or occupancy pending approved water supplies for fire protection.

Fire hydrants are generally installed according to spacing criteria that varies according to proposed land use. These hydrants may be required to be supplemented with additional hydrants when actual development takes place.

Zoning Administrator:

The self-storage component of this request is an activity first listed as permissive in the C-2 zone [Sec. 15.B.2.a.(12)] with the following standards:

- (a) Ingress and egress is available from an arterial or collector street shown on the adopted Long Range Major Street Plan.
- (b) Parking and maneuvering of vehicles is permitted only off the street in a parking area as approved by the Zoning Director.
- (c) Outside lighting is so located, screened, or shaded so as not to reflect off the premises.
- (d) All storage is within completely enclosed one-story structures not to exceed 12 feet in height.
- (e) The site must be enclosed by a solid wall or fence on all sides facing or abutting A-1, A-2, R-1, R-2 or M-H zoning (page CDA:46).

The storage of trucks and trailers, also first listed as a permissive use in the C-2 zone, may occur, provided:

1. Such vehicles shall not exceed 35 feet in length, 12 feet in height, or have a registered gross vehicle weight capacity of 26,000 pounds. The body of trailers shall not be over 14 feet long unless it is a recreational vehicle.
2. No such vehicles shall be truck tractors or road tractors.
3. Parked or stored vehicles shall not cover more than 25 percent of the premises.
4. A fence or wall which prevents vehicles from extending beyond the property line shall be erected. However, if the wall or fence plus retaining wall would have an effective height of over eight feet on the residential side, the Zoning Director shall decide the required height; such decision shall be made by the same process and criteria required for a conditional use [Sec. 15.B.2.a(6)(c)].

CORRECTIONS:

1. As proposed, some of the storage units will exceed the 12-ft. building height limitation.
2. Additional details should be provided to determine the exact area to be used for vehicle parking/storage, as this cannot exceed 25% of the premises.
3. Although the expectation to provide for the storage of recreational vehicles is clearly anticipated with this application, clarification any other similar-type vehicles to be stored outside of a building on the property (boats, passenger cars/trucks, motorcycles, etc.) would help with future enforcement/understanding of that allowed by the granting of the SUP. A condition stating that these similar vehicles are specifically allowed in addition to the referenced RV's would suffice.

LANDSCAPING

Based on the overall area of the site – 7.2 acres – a 20-foot wide landscape setback is required along all streets. At this time the only street is located toward the north end of the property (I-40 Frontage Road), but staff has noted that the west property line is adjacent to an “unplatted proposed road” as shown on the Zone Atlas and provided landscaping plan. If/when this property is developed as a roadway, current county standards will necessitate a 20-ft. landscape area along this property line. Similar to past Conditions of Approval regarding the required landscaping adjacent to future residential development, approval of this request may be predicated on the future placement of the necessary landscaping upon implementation of this anticipated street.

Additionally, Section 19.A.3. of the ordinance requires that there be a landscape buffer of at least six feet on the east and south sides of the property if these tracts are developed for residential uses, as well as the provision of landscaping for 15 percent of all paved areas of the property.

Section 19.B. necessitates screening of nonresidential activities with a six-foot high solid wall or fence. Staff has noted the location of a “block wall with razor wire” along the perimeter of the site, as well as elevation drawings showing the height of this structure (6’); however, the elevation drawings reference both a “block wall” and a “wire fence”, while the site plan appears to only suggest the use of a block wall. As the applicable standard requires this structure to be solid (i.e., “opaque”)

CORRECTIONS:

1. If approved as such by the CPC/BCC, show the proposed 20-ft. wide landscaping buffer to be implemented along the western property line adjacent to the “unplatted proposed road”, with a specified timeline (180 days, 24 months, etc.) for completion after construction of this future roadway.
2. Clarify the use of a solid (i.e., opaque) wall/fence for the perimeter of the site to meet the screening requirements.

OFF-STREET PARKING

Although the zoning ordinance does not specify parking standards for the storage and parking uses that are proposed for the site, staff recognizes the inherent availability of area(s) to be provided with the development that will be dedicated to the parking of vehicles in connection with these activities. Other than the aforementioned concerns regarding the 25 percent limitation for stored vehicles, it appears that the proposal will provide sufficient area to address the anticipated and related parking needs for the storage of vehicles and the temporary parking of cars/trucks in association with dropping off and picking up of household items, etc.

The other uses necessitating off-street parking spaces – the on-site residence and office buildings on the property – will be properly accommodated with the 13 spaces to be located toward the northern end of the site (2 spaces minimum for the residence; 2 spaces minimum for the office).

There is some concern, however, about the use of the “50’ x 110’ building” to be located adjacent to the office/residence area. If this portion of the property is to be used in connection with the storage of household items, the proposed parking numbers will be sufficient. Alternately, if this building is to be used for some other type of activity – customer services, such as mail boxes, convenience store, DVD rentals; additional office space for the business; etc. – further parking spaces to those already proposed are probable.

Surfacing of the off-street parking areas, the RV storage areas, and interior “drive alleys” will meet the standards of the ordinance for bituminous coverage. Staff has noted that development of the site is anticipated to occur in various phases, with the accessible portions of the property used for vehicular traffic, storage, and parking to be properly surfaced.

CORRECTIONS:

1. Additional details necessary concerning the anticipated use of the “50’ x 110’ building” toward the northern end of the property. Based on the proposed activities, additional off-street parking may be required to meet the standards of the zoning ordinance.

BUILDING HEIGHT

Staff has noted the proposed height of the “castle portion” of the building. Although the limit outlined in the underlying zone restricts height to just 26 feet, staff has noted that the portion of the structure proposed to be 32 and 36 feet high falls under the allowances for an “ornamental towers and spires” as permitted by Section 22.B.1.k.

SIGNAGE

With the granting of the proposed SUP, the building-mounted and free-standing signs will be consistent of that permitted in the county’s commercial zones.

Zoning Department Manager:

Based on the above comments there is no adverse comments at this time.
No zoning violations on property.

Building Department Manager: Project will require building and trade permits when approved.

Public Works:

DRAN:

A Grading & Drainage Plan prepared by a New Mexico registered engineer is required prior to development of this property. The plan must provide for the passive harvesting of rainwater for landscape buffer areas.

DRE

Driveway entrance of 40-feet is sufficient, but The Gate Entrance should be a minimum of 42-feet wide to allow for emergency services and Fire Dept. to enter and exit. The Key Pad reduces the amount of drivable space; therefore it could pose as a hindrance.

BCPWD proposes a 2nd Driveway with a Breakaway Fence to allow for Fire and Emergency Services to exit without having to maneuver back to the one gate. But this will have to be deferred to NMDOT (as this is their Road): whether they will allow for a 2nd driveway.

Traffic Scoping Report is required prior to approval.

SPECIAL WATER

The site plan indicates a building footprint of greater than 10,000 square feet. Under existing water conservation ordinance (30-249)(2)(b), the applicant must supplement landscape irrigation needs by either (1) installing a greywater system (not proposed) nor practicable in this case or (2) use rainwater harvesting.

Plan as presented is not acceptable to meet the intent or minimum requirements of the current water conservation ordinance. The plan as presented does not utilize surface drainage for landscape irrigation - all water is directed to the unlandscaped detention pond in the rear of the facility. Plan must be revised to divert at least some portion of the drainage flow to the landscape area surrounding the site.

There is an apparent conflict in the plans with respect to the relationship of the 6-foot landscape buffer and block wall with respect to the property line. Sheet 4 of 7 (half size) shows the landscape area between the storage unit and the blockwall, with the wall being on the property line. Sheet 1 of 7 and also A1 of 1 (full size, Site Plan and landscape plan) indicates a blockwall immediately against the exterior units, with the 6 foot buffer between the units/block wall and the exterior property line. Resolution of water harvesting depends on orientation. Assuming the landscape plan prevails:

Staff suggests that drainage plan be revised to slope front portion of the site (perhaps just the parking area and/or impervious surface of northern most block of buildings) towards the frontage road landscape area with flow-throughs in base of block wall to allow drainage into the landscape area. Additionally, it is recommended that rooflines of storage unit on the east and west boundaries be constructed such that dripline supplies directly to the 6 foot buffer landscaping. No resizing of the detention pond would be required, particularly if east and west landscape buffers were graded to flow into the detention pond.

Applicant is also advised that at time of building permit application, the site will be subject to the then current water conservation ordinances which may be more specific with respect to the amount of water which must be harvested, irrigation system controller requirements, planting requirements, and/or rainwater harvesting requirements.

Also, at time of building permit application, well permits from the Office of the State Engineer and Bernalillo County Environmental Health office will be required prior to drilling of the indicated supply well. Well location must be kept a minimum of 100 feet

from the septic leach field and 10 foot from the property boundary. The existing shown well location satisfies those offset conditions.

Sheriff's: No comments received

COMMENTS FROM OTHER AGENCIES

MRGCOG: MRCOG staff has no comment on the application.

AMAFCA: No comment.

City Planning Department: Reviewed, no comments.

City Public Works:

Transp. Planning: No comments received

Transp. Development: No adverse comments.

City Transit: No comments.

City Open Space: No adverse comments.

ABCWUA Utility Development Section: No comments received

City Environmental Health:

No comments received

NM Department of Transportation

Any development adjacent to NMDOT facilities (in this case I40 West Frontage Road) will have to adhere to NMDOT's State Access Management Manual as it is related to driveway access. Driveway details are not contained within the provided site plan. These details, as well as any required improvements, should be coordinated with NMDOT.

Albuquerque Public School: This will have no adverse impacts to the APS district.

NEIGHBORHOOD ASSOCIATIONS:

South Valley Coalition of Neighborhood Associations

South Valley Alliance of Neighborhoods

South West Alliance of Neighbors